

Kottinger Place Task Force

Wednesday, September 25, 2013
6:30 PM

Pleasanton Senior Center Classroom
5353 Sunol Blvd., Pleasanton, CA

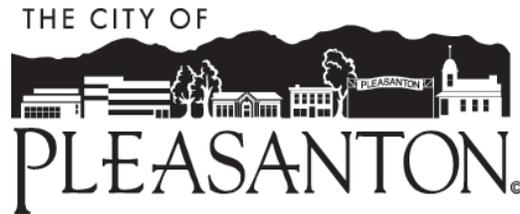
Note Meeting Location

Agenda

- I. Agenda Amendments
- II. Meeting Open to the Public
- III. Review Planned Unit Development (PUD) Application Requirements
- IV. Presentation and Decision of Design Components for PUD Application
- V. Approval for Naming the New Development "Kottinger Gardens"
- VI. Review of Upcoming Schedule
- VII. Closing Comments from Task Force Members

For additional information regarding this meeting, contact:

- Steven Bocian, Assistant City Manager (925-931-5002)
- Scott Erickson, Housing Specialist (925-931-5007)



MEMORANDUM

Date: September 25, 2013
To: Kottinger Task Force
From: Steven Bocian, Assistant City Manager
Subject: September 20, 2013 Task Force Meeting

Attached for your review is material prepared by MidPen detailing information for the September 25, Task Force meeting. In anticipation of that meeting, this memo provides a general project update and comment on expected outcome for the meeting.

General Update

MOU with Pleasanton Gardens – As the Task Force is aware, the City and Pleasanton Gardens anticipate entering into a memorandum of understanding (MOU) regarding the disposition of the Pleasanton Gardens site and a draft document was recently reviewed by staff and Pleasanton Gardens. Once we have Pleasanton Gardens Board approval on the draft document, it will be forwarded along with the DDA and the Task Force approved site plan to the City Council at a future meeting. The MOU essentially establishes an understanding between the two parties that we will work cooperatively on the new development and that the Pleasanton Gardens' property, improvement, Section 8 entitlements and financial resources will be transferred to the City for the purpose of facilitating the new development at the time the new development secures financing. The City agrees to assume project costs and relocate existing Pleasanton Gardens tenants to the new development.

National Environmental Policy Act (NEPA) Update – The NEPA comment period has been closed and no public comments were received. MidPen is preparing final submittals and this matter should be completed shortly.

HUD Demolition Approval – Staff and MidPen are currently engaged in preparing the HUD demolition and disposition application and anticipate it being completed by December, 2013. Related to this matter, staff and MidPen are meeting again next week to discuss submittal strategy and impacts. One key element that will be discussed at that meeting is the financial implications of the HUD approval process and the interaction/approvals required by the City Council.

September 25, 2013 Meeting Summary

The attached MidPen material provides a comprehensive review of the status of certain project related design elements which are being addressed prior to submittal of the project PUD. For the September 25 meeting staff is making the following comments regarding the attached material:

1. Site Plan – As the Task Force may recall, a significant portion of the last meeting was devoted to finalizing a site plan in a manner that best meets the needs of future residents, property management, circulation, and neighbors. As a result, MidPen has made site plan changes to reflect last month’s discussion and staff and MidPen are seeking Task Force confirmation and approval of the site plan as presented.
2. Landscaping – The project’s landscaping themes and concepts have been discussed previously by the Task Force and MidPen will present more detail on this matter at the meeting. As such, staff anticipates Task Force comment with the goal of providing sufficient direction to MidPen so that it can to begin finalizing plans for PUD submittal. Staff anticipates the Task Force focusing on matters related to pedestrian interaction with the landscape and the inclusion of community gardens.
3. Unit Layouts – The final unit layouts are typically not part of the City’s planning and approval review. Nevertheless, page 3 of the MidPen report details desired features based on its experience, feedback from residents and the architect’s perspective. To that end, as noted, the layouts include features such as kitchen pantries, an entrance for the unit bedroom to the bathroom and balconies on upper floors. To continue its work on finalizing the unit layouts, MidPen seeks general feedback regarding the unit floor plans.
4. Indoor Common Areas – As indicated in the MidPen memo, this portion of the design is still in progress and will be presented in more detail at the meeting. As such, staff anticipates feedback concerning these designs.
5. Typical Exterior Elevations – As indicated in the MidPen memo, it has been working on incorporating concepts discussed regarding exterior design and elevation and intends to present information at the meeting. While this discussion will include Task Force comments regarding the overall design, staff recommends the Task Force focus on those matters that have been the prevalent during our previous discussion including:
 - Design and functionality of the patios
 - Building articulation, i.e., creating attractive exterior walls
 - Design of step down roofs from three to two story
6. Project Naming – Over the past few months both MidPen and member of the Task Force have referred to the future development as “Kottinger Gardens.” While staff has not focused on naming the facility, assuming consensus from the Task Force, it can recommend to the City Council that it adopt this name for the development. Finalizing a project name at this time, while not critical, can be helpful for developing project identification during its planning and preconstruction process.

Memo

To: Kottinger Place Redevelopment Task Force
 From: Abby Goldware, Project Manager
 Date: September 19, 2013
 RE: Kottinger Gardens Design Development and PUD Application Preparation

Since we met last month, MidPen’s design team has continued to develop the site and building plans, incorporating the valuable input we received from the Task Force after the August meeting. Starting with the site plan as a base, Dahlin Group and Gates & Associates have developed landscaping, building, and unit details that continue to reflect the Task Force’s objectives and the feedback we received from neighbors and the existing residents.

This design work is the next step toward submitting a Planned Unit Development (PUD) Application by the end of the year. The chart below outlines the City’s PUD Application requirements and the current status of each requirement. In order to continue preparing for the application, we will present the items highlighted below in yellow to the Task Force at the September 25th Meeting to receive confirmation on the design direction.

	PUD Application Requirement	Status
1.	Site Plan	Presented to Task Force on 9/25/13
3.	A table listing land coverages by percentage and acreage for landscaped and natural open space areas, building coverage, parking, and streets and sidewalks	Presented to Task Force on 9/25/13
5.	A calculation of the population density of the development, the location and types of dwelling units, and a calculation of the number of bedrooms to be constructed	Presented to Task Force on 9/25/13
4.	A detailed landscape plan showing the existing trees, and the precise boundaries of additional landscaping; the landscape plan must also include the species, container sizes, and dimensions and locations of all proposed trees, fencing materials, and evidence of an irrigation system.	In progress; some details presented to Task Force on 9/25/13
2.	Floor Plans showing all model types	Presented to Task Force on 9/25/13
6.	Typical Elevations showing all four sides of any structures proposed in the plan; should be of sufficient detail to show building heights, materials, colors, textures, general design	Presented to Task Force on 9/25/13
7.	A topographical map showing existing contours and proposed lot lines	Complete

8.	A grading plan showing existing and proposed contours and depths of all cuts and fills	In progress
9.	A slope classification map	In progress
10.	Development profiles showing the relationship of the proposed project to any dominant geological or topographical features on the site or in the vicinity	In progress
11.	A tree survey showing any existing trees on the site, including size, species, and whether or not such trees are proposed to be removed	Complete
12.	Street improvement plans, including sufficient dimensions and detail to show right-of-way and pavement widths, street grades, and all proposed frontage improvements on new and existing streets	In progress based on the pedestrian crossing details presented at the 8/12/13 Task Force Meeting
13.	A preliminary soils report and geotechnical study	Complete
14.	A traffic analysis prepared by a certified traffic engineer.	Complete

This memo provides more information about the design approach for all of the items highlighted above, with exception of the land coverage table and density calculation, both of which will be presented at the meeting. The information below outlines the ways in which the design team has continued to thoughtfully incorporate the Task Force's objectives and the decisions made to date to create the highest quality site and building design.

Site Plan – Attachment A

Much of the Task Force's work to date has focused on the site planning. The energy and focus devoted to creating a site plan that will best serve the neighbors, existing and future residents, and the community is evident in the site plan we have today. The site plan is especially important because it serves as a starting point for the rest of the design work.

We have received constructive feedback regarding the site plan from the Task Force, neighbors, existing residents, MidPen's Arborist, and City Planning, Engineering, and Fire Departments. This input is reflected in the following decisions made to date:

- Provide a mix of multi-story and single-story buildings on both sites
- Locate the multi-story building at the northern portion of the Kottinger Site and in the center of the Pleasanton Gardens site
- The multi-story building on Kottinger Place should step down from 3- to 2-stories at its western edge closest to the parking lot and at each end.
- The multi-story building on Pleasanton Gardens should be 2-stories
- Provide a .8:1 parking ratio at both sites
- Provide open space for landscaping and community gardens on both sites
- Provide indoor shared common areas on both sites
- Provide an easy to identify entrance that welcomes residents and visitors
- Retain 12 parking spaces for Kottinger Village Park (not included in the .8:1 parking ratio)
- Accommodate as many of the healthy and compatible existing trees as possible.
- Provide private outdoor space (front porches with low fence and full-sized balconies preferred)

- Provide bulb-outs, a raised table crosswalk, and signalized flashing at the pedestrian crossing on Kottinger Drive

The clarity and direction we received from the Task Force at the August meeting allowed the design team to implement the following refinements to the site plan since we last met:

- Multi-story building on Kottinger Place stepped down from 3- to 2-stories at the western edge closest to the parking lot
- Cottage layout on Kottinger Place reconfigured to accommodate comments regarding the view from the Kottinger Drive neighbors and their desire for discontinuous cottage buildings along the site's eastern edge. The cottage reconfiguration also took resident preferences for private outdoor spaces at the front of their homes and ample space for shared outdoor amenities throughout the site into account.

The current unit count is 185 units with 131 units on the Kottinger Place Site and 54 units on the Pleasanton Gardens site. This site plan provides 106,908 square feet of open space on the Kottinger Place Site and 42,800 square feet of open space on the Pleasanton Gardens site for landscaping, outdoor amenities, and pedestrian circulation. The parking ratio on both sites remains at .8:1.

Landscaping

The landscaping design reflects the Task Force's desire to create usable open space that can be enjoyed by residents and visitors. Throughout the site planning process, the Task Force emphasized the importance of open space as a way of preserving the existing character on both sites. The landscaping plans we will present at the September 25th meeting demonstrate the hierarchy of outdoor spaces created on the site, ranging from the larger common areas outside the community rooms to the areas around the private front porches. These spaces seek to foster a healthy senior community by facilitating social interaction in a variety of public and private outdoor spaces. This provides a variety of opportunities for residents to interact with the outdoor space at different times during the day or year. Specific outdoor amenities, such as the community gardens, have also been incorporated into the design and will be discussed in more detail at the meeting.

Unit Layouts – Attachment B

Special care has been taken to make the apartments highly livable for seniors aging in place. Using specific resident feedback and MidPen's experience managing senior housing developments, the design team created accessible, open, and well-lit apartments in the multi-story buildings and cottages. The proposed Kottinger Gardens one-bedroom unit is 584 square feet and proposed two-bedroom unit is 842 square feet. All of the units include eat-in kitchens, accessible bathrooms, and ample storage space. Each of the cottage ground floor units has a private front porch and all of the multi-story building apartments have private decks/balconies.

The existing residents have been incredibly generous with their time, providing anecdotal information about what they like and don't like about their current units and filling out a survey that included specific questions about unit layouts and features. We have a unique and exciting opportunity to design and plan for the existing residents by incorporating their feedback. The proposed unit layouts reflect the resident feedback listed below:

- Fully-accessible design, especially at kitchens and bathrooms
- Entrance to bathroom from bedroom

- Pantry in the kitchen
- Opportunities for natural light
- Closet storage space
- Balcony at upper-floor apartments
- More kitchen cabinets that are easily accessible
- Bathroom sink with a vanity
- Linen cabinet in the bathroom

Indoor Common Area Layouts – Attachment C (Pleasanton Gardens Site only)

The layout of the common spaces is an important element that will help create opportunities for socialization and to build community. The common areas are incorporated into the multi-story buildings on both sites and their layouts reflect both resident input and MidPen’s guidelines and best practices. Both sites have clear and secure building entrances and space for property management and resident services staff. They both have large community rooms with kitchens for larger group events, such as holiday celebrations. A lounge with space for computers and other smaller group activities is located on the Kottinger Place side of the street and a large fitness room with space for group exercise classes is located on the Pleasanton Gardens side of the street. By providing these unique spaces on each side of the street, we think this may encourage residents to take advantage of them and socialize with their neighbors throughout the development.

As of the date of this memo, the common area layout on the Kottinger Place Site is still being designed and will be presented at the meeting. The features and layout of the community area on the Pleasanton Gardens site, included here as Attachment C, are representative of both sites.

Typical Elevations – To Be Presented at the September 25th Task Force Meeting

The design approach was presented at the June 24th Task Force Meeting, July 18th resident meeting, and July 24th neighborhood meeting. With multi-story and single-story buildings integrated on the site, it is important that the architecture establishes a character suitable for both building scales and a cohesive community. The Kottinger Gardens design approach takes a fresh interpretation of the local homes and cottages, creating design that fits comfortably into the neighborhood. Form-based architectural elements include gabled roof forms, covered front porches, and lap siding, all of which provide greater emphasis on form and color change rather than applied detailing. This will create visual interest in the buildings while simplifying the detailing in recognition of the importance of managing building maintenance and expenses over time.

The typical elevations we will present at the September 25th meeting took the following decisions and feedback we received from the Task Force, neighbors, and existing residents into account:

- Covered ground floor patios with low fencing to provide security and create a sense of openness on the site
- Covered balconies at upper-floor homes
- Building and roof forms that step down
- Layers of gabled roofs
- Building articulation at the multi-story buildings (no long flat walls)

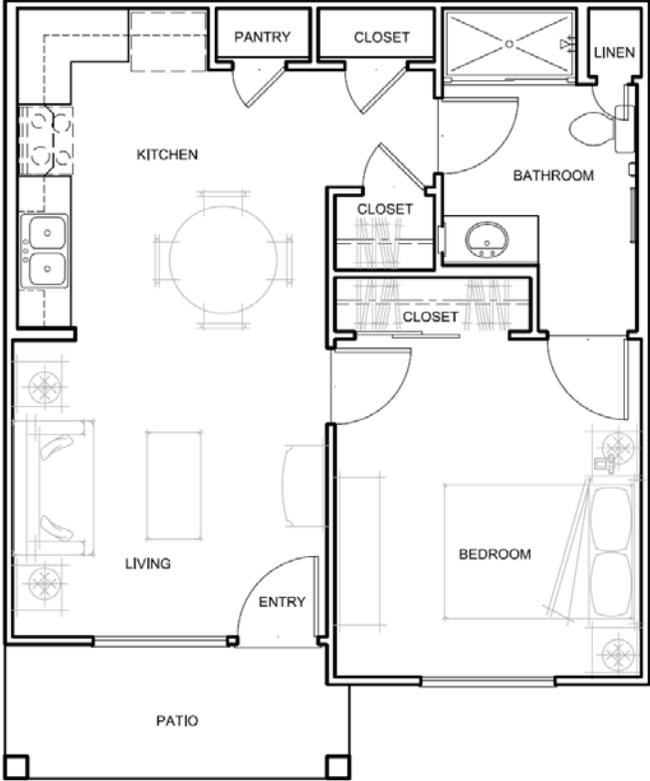
Typical multi-story and cottage elevations will be presented at the September 25th meeting. We are requesting confirmation from the Task Force regarding the direction of the exterior design in order to allow Dahlin Group to continue creating elevations and a digital model for the entire project, which we will present at the October 30th Task Force meeting.

Attachment A: Site Plan

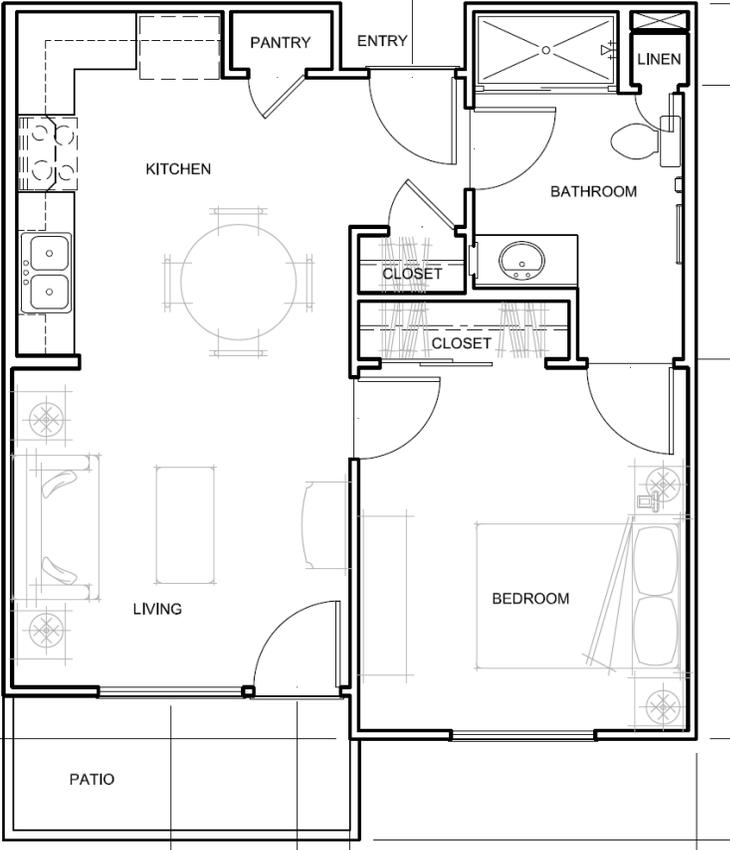


Attachment B: Typical Unit Layouts

Cottage – 1 Bedroom

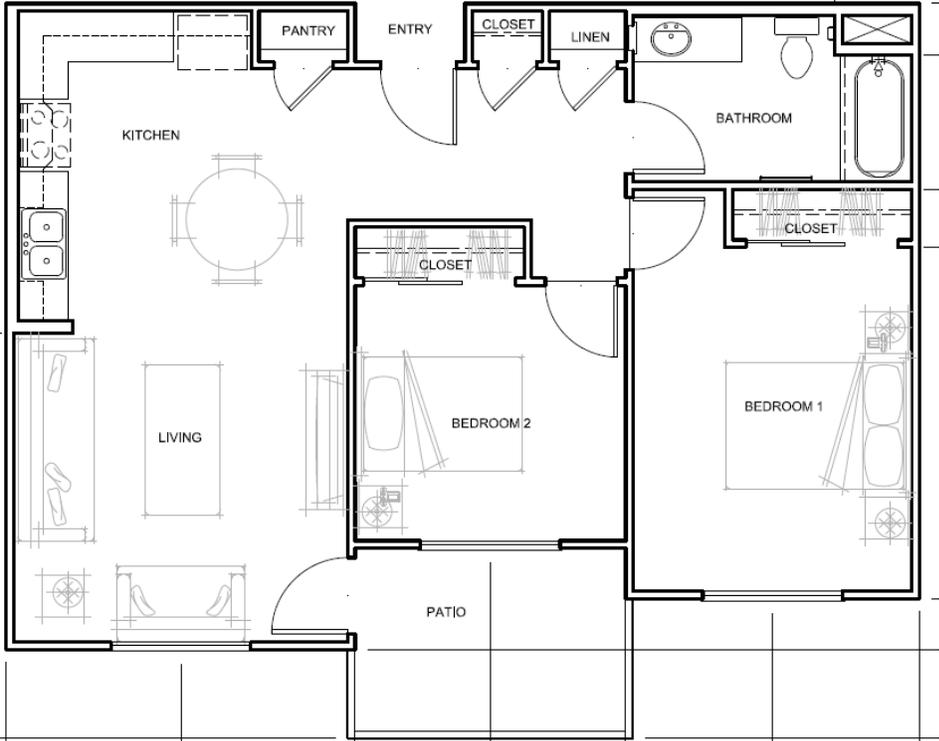


Multi-Story – 1 Bedroom



Attachment B: Typical Unit Layouts

Multi-Story – 2 Bedroom



Attachment C: Common Area Layout on Pleasanton Gardens Site

